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**Z-2576**  
**INDIANA UNIVERSITY HEALTH**  
**R3 to MRU**

**STAFF REPORT**  
**June 12, 2014**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by Franklin Mosko its Director of Real Estate and Planning, is requesting rezoning of 1.63 acres located between Salem and Tippecanoe Streets, on the west side of North 16<sup>th</sup> Street, more specifically 1500 Salem Street, Lafayette, Fairfield 21 (NW) 23-4. Petitioner has no immediate plans to vacate the building, but simply wants to make the use conforming for itself and any future owners.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property is zoned R3, Single-family, Two-family and Multi-family Residential. Surrounding zoning districts include R2, R3, GB, and MRU. The zoning pattern in the vicinity remains largely unchanged from the old 1965 zoning map for the city. Differences include the properties within the Lincoln Neighborhood west of N. 14<sup>th</sup> and north of Union which were rezoned in 1999 (Z-1841); the Historic Jefferson Neighborhood south of Union and west of Erie which was rezoned in 2002 (Z-2046); and three smaller rezones approved within the past 15 years. These were Z-2503 (R2 to MRU, approved in 2012) north of Hartford between 14<sup>th</sup> and 15<sup>th</sup> Streets; the CVS located to the east on 18<sup>th</sup> Street (Z-2405, R3 to PDNR, approved on the third try in 2009); and Z-1985 (R3 to MR, approved in 2000) for the property across Salem Street from the site in question.

**AREA LAND USE PATTERNS:**

On the property currently is a building which houses IU Health Arnett Medical Offices. St. Elizabeth Central is located across Tippecanoe Street to the north. Other surrounding properties are used as parking for the various medical facilities in the vicinity. The south side of Salem has a fire station, Purdue Federal Credit Union, and the Bill Long Medical Building.

**TRAFFIC AND TRANSPORTATION:**

Salem Street, one-way westbound, is classified as an urban primary arterial by the adopted *Thoroughfare Plan*. North 16<sup>th</sup> and Tippecanoe Streets are both local roads. An onsite paved parking lot serving the existing offices is located to the south and west of the building.

**STAFF COMMENTS:**

Prior to 1998 and the adoption of "NUZO" professional and business offices were permitted by special exception in the R3 zone; in Lafayette, clinics and hospitals were allowed by right in the R3 as well as the R2 district. The UZO adopted in 1998 changed that by tightening restrictions on uses allowed in our residential zones and by creating an MR, Medical Related zoning district. The MRU, Medical Related Urban zone came into being several years later with this area and the area around the old Home Hospital site specifically in mind; these two established neighborhoods were, at the time, a mix of hospital, medically related offices and clinics as well as residential uses. Rezoning this medical office building, which is surrounded by similarly used buildings, to MRU will simply make this legally nonconforming land use into a conforming one.

**STAFF RECOMMENDATION:**

Approval